Agenda Item # Page #

HAP: 37 Ridout Street South
K. Gonyou

TO:	**CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE WEDNESDAY APRIL 8, 2015**
FROM:	**JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER**
SUBJECT:	**HERITAGE ALTERATION PERMIT APPLICATION BY: J. D. CHINNECK 37 RIDOUT STREET SOUTH**

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, Municipal Council **CONSENT TO** the Heritage Alteration Permit application to alter a designated heritage property located at 37 Ridout Street South according to the attached specifications in Appendix B, it being noted that the replacement columns will be painted to match the existing trim and detail.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

None.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of the recommended action is to permit alterations to the verandah of a heritage designated property, in accordance with Section 33(1) of the *Ontario Heritage Act*.

BACKGROUND

37 Ridout Street South was designated under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P. 2897-270 in 1986. The property is located on the west side of Ridout Street South, immediately south of the south branch of the Thames River and Thames Park (Appendix A). The property is located on the northwest corner of Ridout Street South and Ingleside Place.

The architecture and design of the late Victorian house on the property is the primary reason for the property's designation. The following heritage attributes have been extracted from the designating by-law:

- Massive two-and-one-half storey structure;
- Large, un-coursed rubble stone boulder construction (a rare feature in London);
- Steeply pitched gable roof which is continued by the verandah roof;
- South, north, and east elevations;
- Dormers:
    - Rounded-corner south dormer with wood shingle sheathing and a large finial;
    - South dormer; and.
    - A "mantle-piece clock" north dormer with an oval window located between two larger dormers.
- The "classical" verandah running across of the building supported by round, unfluted columns in groups of two and three. The verandah base and balustrade (capped by a cut stone railing) are built of large, un-coursed rubble stone boulders. The heavy effect of these elements is lightened by the decorative cornice;
- The storm porch which protects the main entrance door;
- The bay window south of the door with clear rectangular leaded lights with elaborate

coloured leaded glass above;
- Pediment gable ends which are bordered by decorative cornices and articulated by recessed triple windows which are separated by rounded pillars. Shingled gable walls which curve into the frame of the windows;
- Two storey rounded bay which projects from the south façade, with a semi-elliptical cut stone arch containing a coloured leaded glass window as well as curved lights of transparent and opalescent coloured leaded glass;
- Inset balcony on the north elevation with a stone block railing flanked by two oval opalescent leaded glass windows;
- Interior elements include the lower front entrance hall with oak panelling, beamed ceiling, window seat, pilasters with Ionic capitals and entablature, doors and doorways, the fireplace with pictorial tile, the grand oak staircase with a baluster of turned spindles and curved bay with heavy semi-elliptical mouldings, and second floor baluster; and,
- The large, un-coursed rubble stone boulder border topped by a cast iron fence on the south and east edges of the property. The canopy above the driveway entrance to the property, which is supported by posts, built of rubble stone boulders.

HERITAGE ALTERATION PERMIT APPLICATION

A Heritage Alteration Permit application was submitted on behalf of the property owner on March 24, 2015.The applicant has applied to Municipal Council for a permit to:
- Replace the existing wooden columns with fiber-reinforced polymer composite cast columns and paint to match the existing trim and detail (14 columns in total).

Material specification and plans submitted as part of this application are included in Appendix B.

ANALYSIS

As the verandah and its columns are understood to be a heritage attribute of 37 Ridout Street South, a Heritage Alteration Permit is required to remove and replace these elements. Heritage conservation best practice recommends an approach of minimum intervention, preferring methods that seek to repair, rather than replace, historic fabric. Unfortunately, this is not always possible. Recognizing the deteriorated condition of the columns at 37 Ridout Street South (see photographs in Appendix C) replacement is the only feasible conservation option.

The existing columns are described within the designating by-law as “round, unfluted columns in groups of two and three.” No material or colour of the columns is specified within the designating by-law. It is noted that the description within the designating by-law generally refers to a Tuscan-order column, noted for its capital and base (unlike its Doric equivalent) with visible entasis (tapering of the column at its capital) and lack of fluting.

The proposed replacement columns meet the specifications of the columns in the designating by-law by maintaining the Tuscan-order style. While wood is a preferable material for replacement, the proposed polymer composite cast columns will maintain the appearance of this heritage attribute. Once the polymer composite cast columns are painted to match the existing trim and detail, any potential difference in the material will be less discernable. The existing location and pairing/tripling of columns will be maintained by the proposed replacement.

CONCLUSION

The proposed work outlined in the Heritage Alteration Permit application for 37 Ridout Street South seeks to replace the existing verandah columns with polymer composite columns and should receive the consent of Municipal Council.

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PREPARED BY:	**SUBMITTED BY:**
KYLE GONYOU **HERITAGE PLANNER** **URBAN REGENERATION**	**JIM YANCHULA, MCIP, RPP** **MANAGER** **URBAN REGENERATION**

RECOMMENDED BY:
JOHN M. FLEMING, MCIP, RPP **MANAGING DIRECTOR, PLANNING AND CITY PLANNER**

kg/
Attach:
Appendix A: Location Map
Appendix B: Columns Specifications and Plan
Appendix C: Property Photograph

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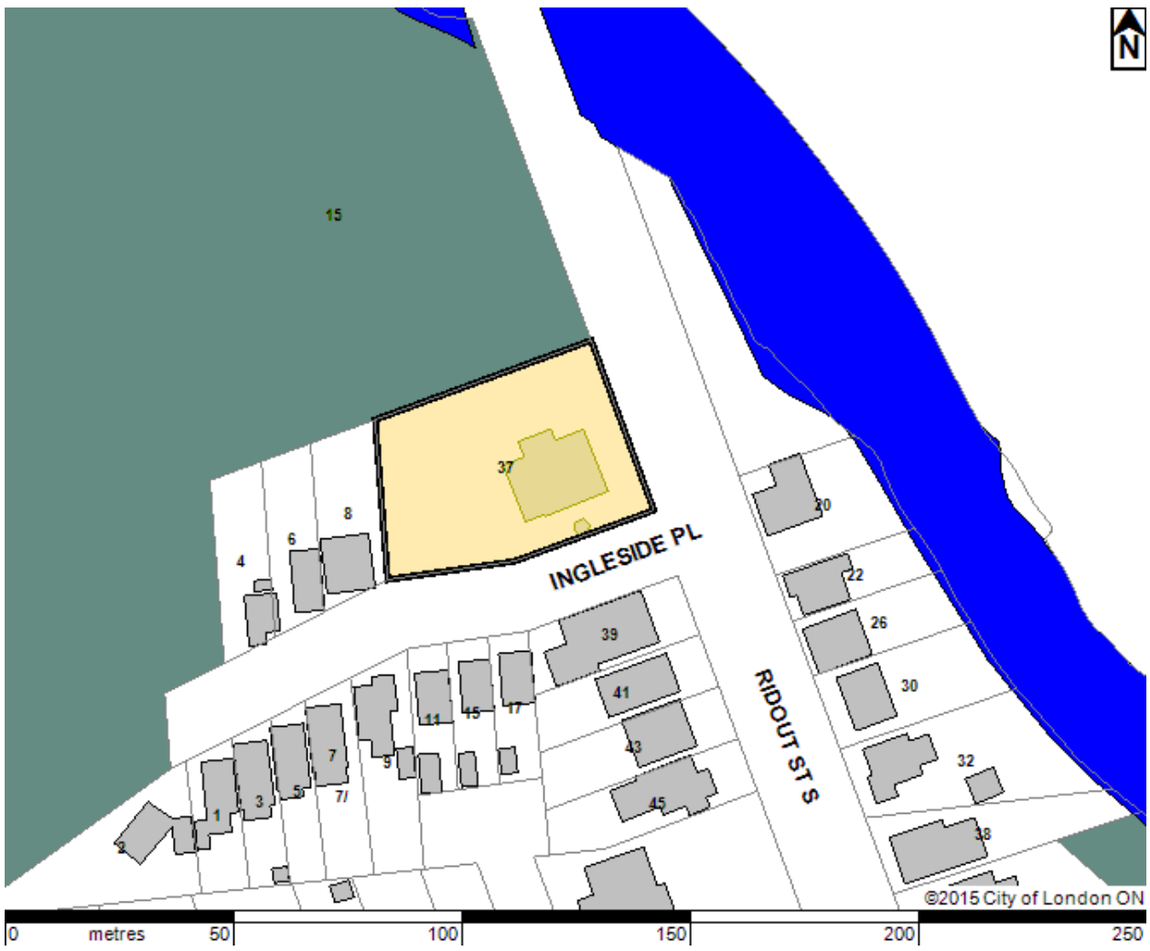
APPENDIX A: Location Map



37 Ridout Street South

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APPENDIX B: Column Specifications and Plan

ROUND *PERMA*Cast Columns

ARCHITECTURALLY CORRECT

In the first century B.C., Vitruvius, a Roman architect and engineer, wrote what has become the most influential work on classic form.

In it he elaborates on the discovery by the Ancient Greeks of entasis, a gradual tapering of the upper two-thirds of the column which offsets the undesirable illusion from eye level that the column shaft grows larger as it ascends.

CAPITALS & BASES

Tuscan style capitals as well as the five orders of ornamental capitals also follow the guidelines of Greek and Roman architects. Attic bases, copied from those of ancient Attica, are also available.

PLAIN & FLUTED

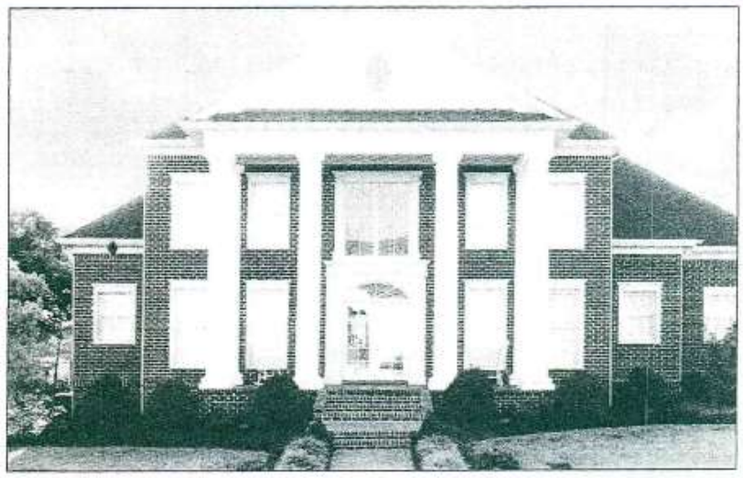
PermaCast columns are available plain or fluted in the widest variety of sizes in the industry. See chart for details. Deep, sharp flutes and smooth, easy to finish surfaces set PermaCast apart from all other columns.

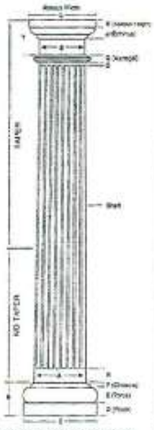
LOW MAINTENANCE

PermaCast columns are cast from a proprietary fiber-reinforced polymer composite with exceptional strength-to-weight characteristics and requiring minimum maintenance. They are weatherproof, insect-proof and highly durable.

LIFETIME WARRANTY

HB&G warrants that for the "lifetime" of ownership the PermaCast column is free from defects in material and workmanship. "Lifetime" means as long as the purchaser owns the structure to which the PermaCast columns are attached. Upon proper installation of the column, HB&G will repair or replace, at its option, any PermaCast column that has failed as a result of defective material or workmanship of HB&G. Installation cost not included.





ROUND FLUTED COLUMN WITH TUSCAN CAP & BASE

ROUND PERMACAST COLUMN DIMENSIONS (In Inches)*

COL. SIZE	A	B	C	D	E	F	G	J	K	L	O	N	R	T	LENGTH AVAIL.
6	5⅜	4⅜	9	9	1 1/16	3/16	⅜	1¼	1⅜	8	NA	NA	3⅜	4 3/16	6,8
8	7⅜	6¼	10½	1⅞	1⅜	½	⅜	1¼	1⅜	9¼	½	2¼	4⅜	4½	6,8,9,10
10	9⅜	8¼	13⅛	2¼	2½	¾	⅝	1¼	1¾	11½	⅝	2¼	5¼	5	8,9,10,12
12	11⅜	9¾	16⅜	2½	2⅝	⅞	1 1/16	1¾	2¼	13¼	⅝	2⅝	6	5½	8,9,10,12, 14,16,18
14	13⅜	11⅜	19⅛	3⅜	3⅛	1⅛	⅞	2	2¼	17	⅝	⅝	7⅜	7	8,9,10,12, 14,16,18
16	15¾	13¾	21½	4	3½	1⅛	1	2½	3	19¾	⅝	⅝	8⅜	8	8,10,12, 14,16,18, 20
18	17½	15¾	24⅜	3⅜	4	1⅜	1⅛	2¾	3¼	22⅜	⅝	⅝	9⅜	8½	10,12,14, 16,18,20, 22,24,26
22	21⅜	19¼	30¼	5⅜	5	2⅛	1⅛	3	3⅜	27½	⅝	⅝	13	10¼	16,18,20, 22,24,26
24	23¾	21⅛	35⅜	5¼	5¼	2 3/16	2¾	3½	4 1/16	30½	⅝	⅝	13 11/16	11 3/16	14, 16, 18, 20, 22, 24, 26, 28, 30
30	29¾	26½	41⅛	6½	6¼	2⅛	3 1/16	4	4⅜	38½	⅝	⅝	16¼	14¼	20,22,24, 26,28,30

*There may be a variance of up to ½" in all dimensions. Fluted columns available in 8", 10" and 12" diameters only. All ROUND PermaCast columns can be trimmed at least 24" with the following exceptions: 6x6-8", 14x9-12", 16x8-16", 18x10-6"

ROUND & SQUARE PERMACAST LOADBEARING SPECIFICATIONS

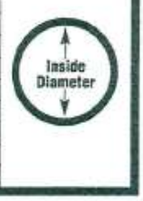
Split columns are not loadbearing

COLUMN DIAMETER	STRUCTURAL LOAD
6"	8,000 lbs. Max
8"	10,000 lbs. Max
10"	14,000 lbs. Max
12"	18,000 lbs. Max
14"	20,000 lbs. Max
16"	20,000 lbs. Max
18"	20,000 lbs. Max
22"	20,000 lbs. Max
24"	20,000 lbs. Max
30"	20,000 lbs. Max

ROUND PERMACAST INSIDE DIMENSIONS

Inside diameter may vary up to 1/8".
Splitting a column will decrease inside dimension 1/8".

COLUMN SIZE	TOP I.D.	BOT I.D.
6"	3⅛"	4⅛"
8"	5⅛"	6⅛"
10"	7⅛"	8⅛"
12"	8⅝"	10⅝"
14"	10⅝"	12⅝"
16"	12⅝"	15"
18"	14⅜"	16⅜"
22"	18⅛"	20⅜"
24"	20⅛"	22⅜"
30"	25⅛"	28⅜"



4 PERMAPORCH SYSTEM

Material information sheet on the proposed fiber-reinforced polymer composite cast columns provided by the applicant.

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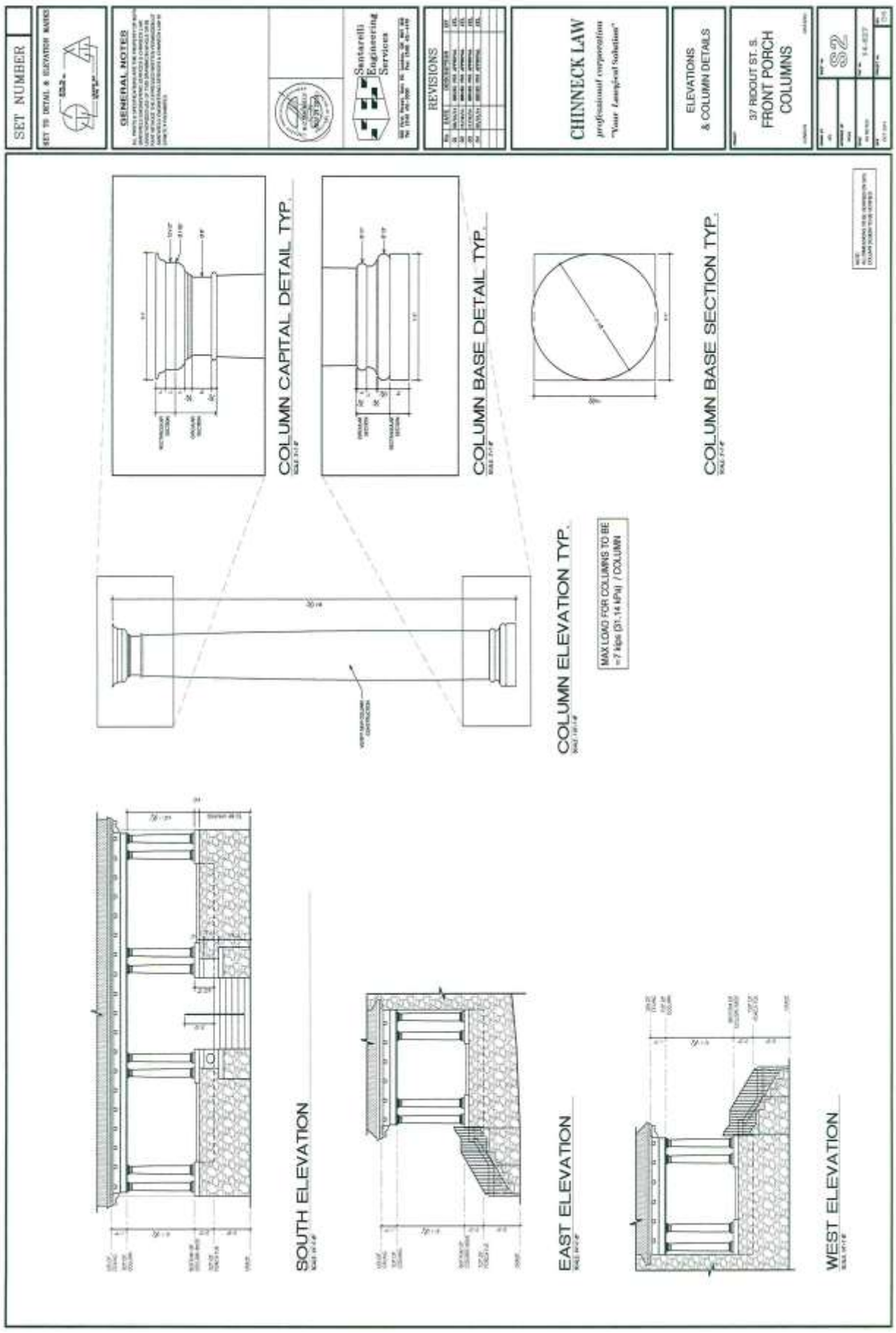

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APPENDIX C: Property Photograph

Image 1: South façade of 37 Ridout Street South. Note the large, un-coursed rubble stone construction, steeply pitched gable roof, columns on the verandah, and windows (Source: City of London files) (undated photograph).

Image 2: Detail of the paired and triple columns on the verandah of 37 Ridout Street South. Note the large, un-coursed rubble stone balustrade of the verandah (Source: City of London files) (undated photograph).

Image 3: 37 Ridout Street South, seen from the east side of Ridout Street South (March 2015) (Image courtesy of G. Fonseca).

Image 4: Detail of a pair of columns at 37 Ridout Street South. Note the existing condition apparent in the photograph (March 2015) (Image courtesy of G. Fonseca).

Image 5: Detail of a column at 37 Ridout Street South. Note the existing condition apparent in the photograph (March 2015) (Image courtesy of G. Fonseca).